

Floodplain Variance Request

8312 Millway Drive

Shoal Creek Watershed

Applicant Request

1. Construct a 663 sq. ft. addition (including a family room, bedroom and bathroom) to the existing non-conforming single-family house (1442 sq. ft.) and attached garage (403 sq. ft.). The rear of the lot includes the Shoal Creek channel. The existing structure and proposed addition are within the 100-year floodplain. The 25-year floodplain crosses the middle of the lot and one corner of the existing building.
2. Waive the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain by deleting the footprint of the structure from the easement-dedication requirement.



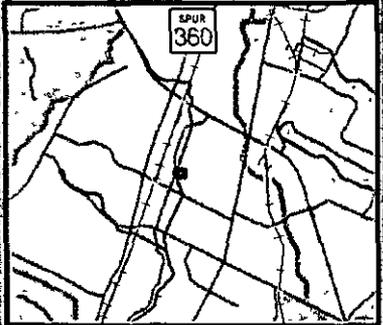
Watershed Protection Development Review

SHOAL CREEK

Subject Property:
8312 Millway Dr.

MILLWAY DR

Proposed Addition



Legend

- Creek Centerline
- Lot Lines
- Floodplains**
- City of Austin Future 25-Year Floodplain
- City of Austin Future 100-Year Floodplain

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WED 08/30/2006



VARIANCE APPROVAL RECOMMENDED

SUMMARY of FINDINGS

1. **THE EXISTING RESIDENCE IS IN THE 100-YEAR AND 25-YEAR FLOODPLAINS OF SHOAL CREEK.** The lot is adjacent to Shoal Creek.
2. **EMERGENCY RESPONDER ACCESS.** For the 100-year flood event the depth of floodwaters is 1.6 feet at the curb line in front of the existing structure. The structure will be surrounded by 0.71 to 0.91 feet of water. These depths are within the upper limit of access by Austin Fire Department vehicles.
3. **ADDITIONAL OCCUPANCY IN THE FLOODPLAIN.** The proposed construction increases the opportunity for human occupancy in the floodplain.
4. **NO HARDSHIP CONDITIONS.** Proposed construction does not all meet Building Code prerequisites for granting a floodplain variance.
5. **FINISHED FLOOR MEETS MINIMUM ELEVATION REQUIREMENTS.** The proposed construction *meets* City of Austin minimum elevation requirements (proposed elevation is one-foot above the 100-year floodplain elevation). The proposed construction does not constitute "substantial improvement" which would require elevation of the entire existing structure.
6. **FLOODS IN THE VICINITY.** The November 16 and 23, 2004 storm events resulted in light to moderate flooding in the upper Shoal Creek watershed. Street and yard flooding was reported in the 7800 block of Shoal Creek Boulevard.